| 114.0 | 0005 | 0005.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 725,500 / | 725,500 |
| | | | | | USE VALUE: | 725,500 / | 725,500 |
| | | | | | ASSESSED: | 725,500 / | 725,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 147 | | OVERLOOK RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | RAYMOND SALLY P |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 147 OVERLOOK ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | RAYMOND SALLY P/LIFE ESTATE - |
| Owner 2: | - |
| Street 1: | 147 OVERLOOK ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 4,824 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1680 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4824.000 | 330,200 | | 395,300 | 725,500 |
| Total Card | 0.111 | 330,200 | | 395,300 | 725,500 |
| Total Parcel | 0.111 | 330,200 | | 395,300 | 725,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.85 | /Parcel: 431.8

## Legal Description

## User Acct

73155

## GIS Ref

## GIS Ref

## Insp Date

10/27/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 114.0-0005-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 330,200 | 0 | 4,824. | 395,300 | 725,500 | 725,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 262,000 | 0 | 4,824. | 401,000 | 663,000 | 663,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 270,500 | 0 | 4,824. | 299,300 | 569,800 | 569,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 270,500 | 0 | 4,824. | 271,100 | 541,600 | 541,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 270,500 | 0 | 4,824. | 259,800 | 530,300 | 530,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 255,700 | 0 | 4,824. | 220,200 | 475,900 | 475,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 255,700 | 0 | 4,824. | 208,900 | 464,600 | 464,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 255,700 | 0 | 4,824. | 198,800 | 454,500 | 454,500 | | 12/13/2012 |

!8871!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 23:24:36 |

## LAST REV

| Date | Time |
|---|---|
| 01/16/20 | 16:26:21 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8871

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| RAYMOND SALLY P | 73930-545 | 1 | 12/31/2019 | Convenience | 1 | No | No | | |
| RAYMOND SALLY P | 65513-213 | | 6/10/2015 | Convenience | 1 | No | No | | |
| KERCHAERT KEVIN | 29252-432 | | 10/22/1998 | | 252,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/21/2013 | 1725 | Re-Roof | 5,500 | C | | | | |
| 5/10/2004 | 469 | Addition | 60,000 | C | | | | kit/family room/de |
| 6/17/2002 | 471 | Redo Bat | 8,000 | C | | | | |
| 5/28/1993 | 218 | Wood Dec | 850 | | | | | 12X14 WDK |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/27/2018 | Inspected | BS | Barbara S |
| 9/29/2018 | MEAS&NOTICE | BS | Barbara S |
| 2/3/2014 | Info Fm Prmt | EMK | Ellen K |
| 12/3/2008 | Meas/Inspect | 345 | PATRIOT |
| 7/29/2008 | External Ins | BR | B Rossignol |
| 4/1/2000 | Inspected | 264 | PATRIOT |
| 2/16/2000 | Measured | 263 | PATRIOT |
| 9/2/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 73155 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4824 | | Sq. Ft. | Site | | 0 | 70. | 1.17 | 5 | | | | | | | | | 395,305 | | | | | | 395,300 | |

| Total AC/HA: | 0.11074 | Total SF/SM: | 4824 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 395,305 | Spl Credit | | Total: | 395,300 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1927 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | 1 - Drywall | 20 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 15 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.27499998 |
| Const Adj.: | 0.98843086 |
| Adj $ / SQ: | 157.531 |
| Other Features: | 73390 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 405619 |
| Depreciation: | 75445 |
| Depreciated Total: | 330174 |

## COMMENTS

OF=SINK IN BMT. WATER IN BMT (SUMP PUMP). OPEN FFL PLAN..

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 3 | Baths: | | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2004 |
| Kitchen: | |
| Baths: | 2002 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

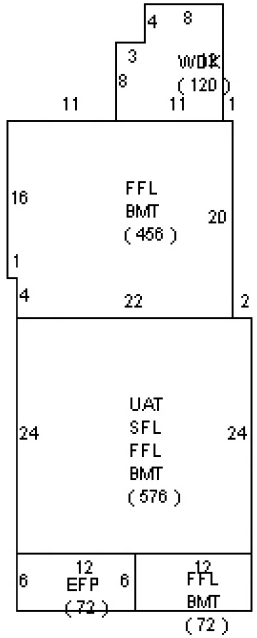
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | M |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 157.53 |
| Special Features: | 0 | Val/Su Net: | 105.83 |
| Final Total: | 330200 | Val/Su SzAd | 196.55 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,104 | 47.260 | 52,174 |
| FFL | First Floor | 1,104 | 157.530 | 173,914 |
| SFL | Second Floor | 576 | 157.530 | 90,738 |
| UAT | Upper Attic | 144 | 63.010 | 9,074 |
| WDK | Deck | 120 | 14.170 | 1,700 |
| EFP | Enclos Porch | 72 | 64.290 | 4,629 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,120 | | | Total: | 332,229 |
| Size Ad | 1680 | Gross Are | 3552 | FinArea | 1680 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

114.0-0005-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |